

**CITY PLANNING COMMISSION  
MINUTES OF MEETING  
December 14, 2017 – 4:00 P.M.  
TOWN HALL**

Present: Commission Members –Mr. Melosky, Mr. Barker, Mr. Malozi, Mr. Stellato and Ms. Cohen; Staff included Darlene Heller and Tracy Samuelson of the Planning and Zoning Bureau, Craig Hynes representing Code Enforcement, and Attorney Edmund Healy attended as Solicitor to the Commission, Atty. Timothy Stevens, Bruce Haines and Ms. Hedwig Werrell.

**1. APPROVAL OF MINUTES – November 9, 2017**

Ms. Cohen made a motion to approve the minutes of the November 9, 2017 Planning Commission meeting. The motion was seconded by Mr. Malozi and passed with a 5 – 0 vote.

**2. VACANT PROPERTY REVIEW**

**a. 622 E. Fifth Street**

Craig Hynes presented 622 E. Fifth Street and provided photographs to the Commission members. Mr. Hynes informed the Commission that the property owner notification of the hearing notice was sent November 30, 2017.

Mr. Hynes reported the property was condemned on 3-8-17 and there are currently no water or electric services to the property. Mr. Hynes stated the current use of the property is a single family dwelling which is consistent with the comprehensive plan and the zoning ordinance. He added the best use for the property would be for it to remain a single family dwelling.

Mr. Hynes pointed out that the form he uses incorporates the state requirements for a property to be deemed blighted. This property meets two of the criteria and therefore qualifies as a blighted property.

Mr. Hynes referred to the photographs of the property.

Mr. Hynes confirmed it has been vacant for quite some time.

Mr. Malozi made a motion to approve the resolution to declare 622 E. Fifth Street as a blighted property within the meaning of the PA Urban Redevelopment law and applicable City ordinances including but not limited to Act 149 of the PA Urban Redevelopment law if the listed violations are not completed within 20 days. The motion was seconded by Ms. Cohen and passed with a 5 – 0 vote.

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**b. 735-737 Atlantic Street**

Mr. Hynes presented 735 -737 Atlantic Street to Commission members, along with photographs of the property. He informed the Commission that violation notices, along with the Planning Commission meeting notification were sent to Edward and Arlene Stofko. Mr. Hynes stated that on 3-8-17, the property was condemned. Mr. Hynes stated the current use of the property is a single family detached dwelling which is consistent with the comprehensive plan and the zoning ordinance. He added the best use for the property would be for it to remain a single family detached dwelling

Mr. Hynes pointed out that the form he uses incorporates the state requirements for a property to be deemed blighted. This property meets two of the criteria and therefore qualifies as a blighted property.

Mr. Hynes referred to the photographs of the property and noted the front porch roof is deteriorated, roof rafters are exposed and possible water leaks into the property. Mr. Hynes stated that a violation letter was sent 5-2-16 and violations continue.

Ms. Cohen made a motion to approve the resolution to declare 735-737 Atlantic Street as a blighted property within the meaning of the PA Urban Redevelopment law, and applicable City ordinances, including but not limited to Act 149 of the PA Urban Redevelopment law if the listed violations are not completed within 20 days. The motion was seconded by Mr. Malozi and passed with a 5 – 0 vote.

**c. 434 Montclair Avenue**

Craig Hynes presented 434 Montclair Avenue and provided photographs to the Commission members. Mr. Hynes informed the Commission that the property owner notification of the hearing notice was sent November 30, 2017. Mr. Hynes reported there are currently no water or electric services to the property. The front yard is overgrown with weeds, siding is missing and there is little paint on the exterior. Mr. Hynes stated the current use of the property is a single family row home dwelling which is consistent with the comprehensive plan and the zoning ordinance. He added the best use for the property would be for it to remain a single family dwelling.

Mr. Hynes pointed out that the form he uses incorporates the state requirements for a property to be deemed blighted. This property meets two of the criteria and therefore qualifies as a blighted property.

Mr. Hynes referred to the photographs of the property.

Mr. Hynes confirmed it has been vacant for quite some time.

Ms. Cohen made a motion to approve the resolution to declare 434 Montclair Avenue as a blighted property within the meaning of the PA Urban Redevelopment law and applicable City ordinances, including but not limited to Act 149 of the PA Urban Redevelopment law, if the listed violations are not completed within 20 days. The motion was seconded by Mr. Barker and passed with a 5 – 0 vote.

**d. 462 Montclair Avenue**

Craig Hynes presented 462 Montclair Avenue and provided photographs to the Commission members. Mr. Hynes informed the Commission that the property owner notification of the hearing notice was sent November 30, 2017. Mr. Hynes reported there are currently no water or electric services to the property. Mr. Hynes stated the current use of the property is a single family dwelling which is consistent with the comprehensive plan and the zoning ordinance. He added the best use for the property would be for it to remain a single family dwelling.

Mr. Hynes pointed out that the form he uses incorporates the state requirements for a property to be deemed blighted. This property meets two of the criteria and therefore qualifies as a blighted property.

Mr. Hynes referred to the photographs of the property and noted the front porch steps are deteriorated, paint is peeling, siding is missing and front porch slats are buckling.

Mr. Hynes confirmed it has been vacant for quite some time.

Hedwig Werrell stated that over the years she has tried to make improvements. She stated that because of various contractors not completing the work to the property and because financially she did not have means to complete any work at this time, the violations were not corrected. She also stated that the pipes froze and broke, so she had to turn off the water.

Ms. Werrell said that her and her husband wanted to start at the top and work down to the bottom floors and did not want to sell their 1<sup>st</sup> home. She said she would get serious and get it done in 2018.

Mr. Melosky thanked Ms. Werrell for attending. He noted the City of Bethlehem has a blighted property process that works to help to move projects forward. He noted the first violation letter was sent in 2010.

Mr. Malozi made a motion to approve the resolution to declare 462 Montclair Avenue as a blighted property within the meaning of the PA Urban Redevelopment law and applicable City ordinances, including but not limited to Act 149 of the PA Urban Redevelopment law, if the listed violations are not completed within 20 days. The motion was seconded by Mr. Barker and passed with a 5 – 0 vote

### **3. ZONING ORDINANCE AMENDMENT**

Darlene Heller presented the Zoning Ordinance Amendment to the Hotel Definition. The amendment recommends that the ordinance be revised to reduce the number of rooms required from 7 to 1.

Attorney Tim Stevens thanked the Planning Commission for supporting the Hotel Amendment and for including a suggested revision to the amendment.

A motion was made by Mr. Malozi to recommend approval of the Zoning Amendment to the hotel definition as proposed. The motion was seconded by Mr. Barker. The motion carried 5-0.

The meeting adjourned at 5:10 P.M.

ATTEST:

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Darlene Heller, Commission Secretary